



General Assembly

January Session, 2001

Amendment

LCO No. 6871

Offered by:

REP. DAVIS, 50th Dist.

To: Subst. Senate Bill No. 1124

File No. 128

Cal. No. 498

***"AN ACT CONCERNING A UNIFORM ADMINISTRATIVE REVIEW
PROCESS RELATED TO CERTAIN STATE-REIMBURSED
PROPERTY TAX EXEMPTIONS, PROPERTY TAX CREDITS AND
RENTAL REBATES."***

1 After line 756, add the following and renumber the remaining
2 sections accordingly:

3 "Sec. 12. Section 12-62 of the general statutes is amended by adding
4 subsections (k) and (l) as follows:

5 (NEW) (k) (1) As used in this subsection: (A) "Coefficient of
6 dispersion" means the average absolute deviation of sales to
7 assessment ratios from the median sales to assessment ratio in each
8 property class, expressed as a per cent of such measure; (B) "median
9 sales to assessment ratio" means the middle ratio when ratios are
10 arrayed in ascending or descending order; and (C) "property class"
11 means any one of the following major classifications of real property,
12 residential, commercial, industrial or public utility, agricultural and
13 vacant land.

14 (2) Notwithstanding the provisions of this section, a municipality
15 may be exempt from performing its next scheduled revaluation if (A)
16 the total median assessment to sales ratio has not deviated more than
17 six per cent from the ratio specified in section 12-62a, and (B) the
18 coefficient of dispersion is equal to or less than (i) fifteen per cent for
19 residential property, or (ii) twenty per cent in the case of all other
20 property classes. Calculations pursuant to this section shall be based
21 on sales during the most recent twelve-month period for which sales
22 data is available.

23 (3) A municipality may apply for an exemption from a revaluation
24 in accordance with subsection (l) of this section.

25 (NEW) (l) (1) Any municipality that is exempt from a revaluation in
26 accordance with subsection (k) of this section and that intends to claim
27 such an exemption shall state such intent in writing to the Secretary of
28 the Office of Policy and Management not later than April first of the
29 calendar year preceding the assessment date for the scheduled
30 revaluation. The statement of intent shall include such supporting
31 information as required to demonstrate compliance with the standards
32 described in subsection (k) of this section, including information
33 concerning real estate sales in the twelve months prior to the request
34 and statistical analyses of such sales.

35 (2) Not more than thirty days after receipt of the statement of intent
36 of a municipality under subdivision (1) of this subsection, the Secretary
37 of the Office of Policy and Management may reject the exemption if the
38 municipality has not established eligibility under the standards
39 provided in subsection (k) of this section.

40 (3) Any municipality that is exempt from revaluation under
41 subsection (k) of this section shall submit to the Secretary of the Office
42 of Policy and Management, by April first of the calendar year
43 following the scheduled revaluation from which it is exempt,
44 documentation of compliance with the standards described in
45 subsection (k) of this section, including information concerning real

46 estate sales in the twelve months prior to the submission and statistical
47 analyses of those sales. Not more than thirty days after receipt of such
48 documentation, the secretary shall determine if the municipality
49 continues to be in compliance with such standards. If the secretary
50 determines that the municipality is not in compliance, the secretary
51 may order the municipality to perform a revaluation for October first
52 of the following year."